

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CAREFREE / SCOTT FETZER COMPANY,</b>  v.  Respondent:  <b>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Thomas E. Downey, Jr., Esq. Downey & Knickrehm Address: 733 East Eighth Avenue Denver, CO 80203 Phone Number: 303.813.1111	<b>Docket Number: 41431</b>
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R1068237**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$1,780,700.00
Improvements:	<u>\$2,979,400.00</u>
Total:	\$4,760,100.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Broomfield County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 29<sup>th</sup> day of September, 2004.

This decision was put on the record

September 28, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

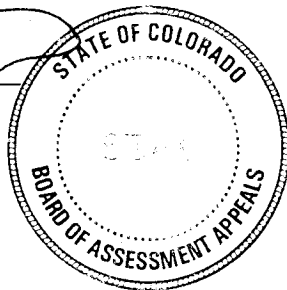
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 41431  
Single County Schedule Number: R1068237

STIPULATION (As to Tax Year 2003 Actual Value)

**CAREFREE/SCOTT FETZER COMPANY**  
Petitioner,

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**  
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Pctitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

Broomfield County Schedule No. R1068237;  
aka 2145 W. 6<sup>th</sup> Avenue, Broomfield, Colorado

2. The subject property is classified as Commercial Real property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 1,432,430.00
Improvements	\$ 3,620,230.00
Total	\$ 5,052,660.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 1,432,430.00
Improvements	\$ 3,620,230.00
Total	\$ 5,052,660.00

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BOARD OF ASSESSMENT APPEALS

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	<u>\$ 1,780,700.00</u>
Improvements	<u>\$ 2,979,400.00</u>
Total	<u>\$ 4,760,100.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:

Market analysis indicated a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 18, 2004 at 8:30 a.m. should be vacated.

DATED this 3rd day of September, 2004.

Thomas E. Downey, J. #9686  
Petitioner or Agent or Attorney

Tammi Yellico  
Tammi Yellico, #19417  
County Attorney for Respondent,  
Board of Equalization

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Downey & Knickrehm  
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Denver, CO 80203

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Address:

The City and County of Broomfield  
One DesCombes Drive  
Broomfield, CO 80020

303-464-5806

Vickie Krohng  
Vickie Krohng, Acting County Assessor

Address:

The City and County of Broomfield  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5819

Docket Number 41431

**CERTIFICATE OF MAILING**

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2003 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 29<sup>th</sup> day of September, 2004, addressed to the following:

Board of Assessment Appeals  
Room 315  
1313 Sherman Street  
Denver, CO 80203

*Diane Eismann*  
Diane Eismann

BAA Docket No. 41431  
Petitioner: Carefree/Scott Fetzer  
Schedule No. R1068237